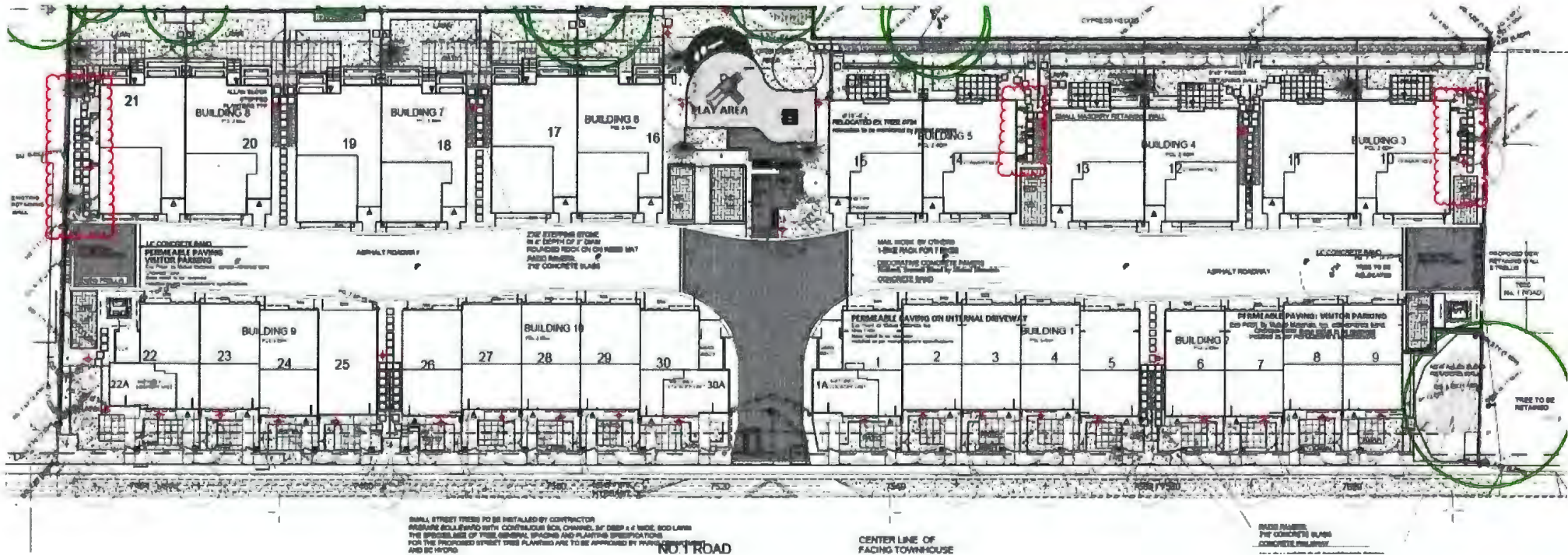




INNOVA 30

RZ 17-794287 DP 18-829236 BP 19-880497

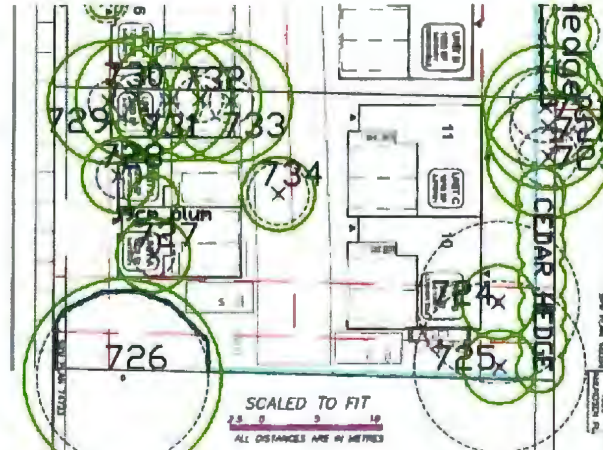
Project: Innova30
Address: 7580 No. 1 Road, Richmond
Developer: Enrich Developments
Architect: Interface Architecture
Arbournist: Frogger's Creek Tree Consultants
Landscape: PMG Landscape Architects
Civil: Core Concept Consulting



Tree #726



Photo - arbourist report 2017



Partial site plan - arbourist report 2017

ID	Tree	Action	DBH/20cm	2.0m
714	Cherry	Remove	27/20cm	2.0m
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Maple	Retain	55cm	3.3m
717	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	58cm	3.5m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/75cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1.7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.9m

Partial tree table - arbourist report 2017



Google image Aug 2017



Google image Oct 2020



Google image Nov 2022



Site photo August 2022



Site photo September 2022



Site photo September 2022



Tree #726 and the concrete retaining walls surrounding the tree well.



Tree #726 as viewed along both sides of the south property line.

Tree health and recommendation to remove

As you are aware, our 30-unit townhouse project is now under construction at 7580 No.1 Road. The approved DP18-829236 included the retention of a large multi-trunked Sycamore Maple. Now midway through construction, Tree #726 is in poor health and must be removed right away. This letter accompanies permit applications for DP general compliance and tree removal.

Referring to the arbourist's July 5, 2023, field memo:

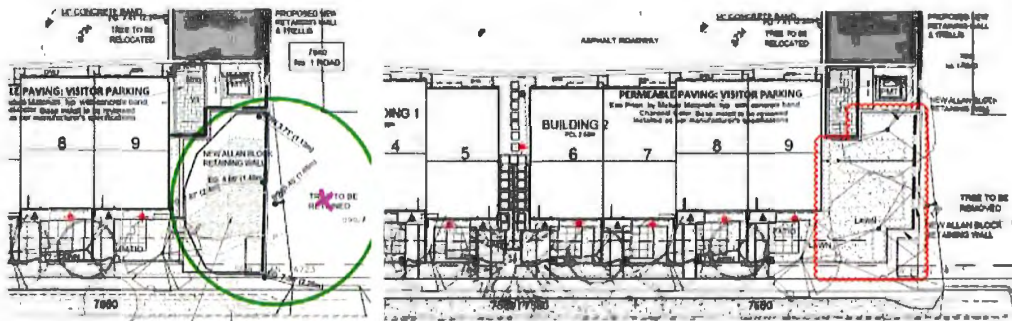
- Oct 2020: Tree #726 appeared to be in fair health (via Google Street View).
- June 2022: At the time of clearing and pre-loading, the tree was showing signs of decline. Tree protection fencing was properly installed, and no roots had been cut.
- Sept 2022: When excavation for retaining walls began, the tree was already in advanced state of decline (not believed to be a direct result of construction). During excavation, some 10cm roots (6.5m from the tree) were cut. None of these were alive and all appear to have been dead for at least 5 years.
- May 5, 2023: Before landscape work began, tree #726 was in an advanced state of irreversible decline. Glenn stated that the tree would not survive more than a couple of years and may even be dead by the end of summer (if dry & hot).

The arbourist recommends that the tree be removed before construction is complete.

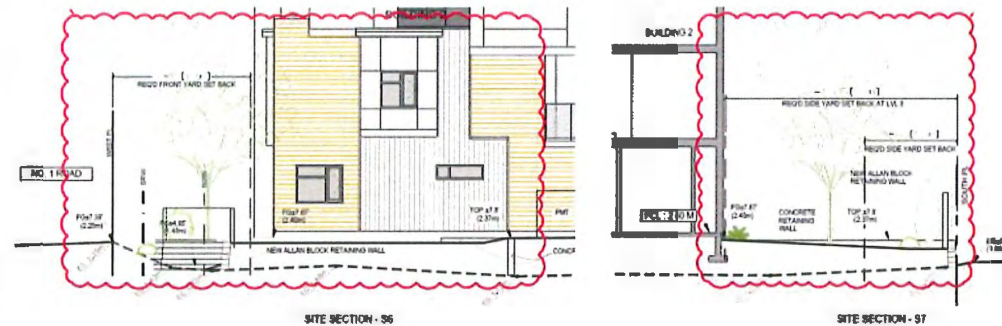
Rationale: landscape design revisions

The revised landscape DP drawings incorporates 3 factors (*landscape architect text in italics*):

1. Leaves intact the cast-in-place concrete retaining walls that are already constructed. Even though the grade will be raised in front of these walls, they will be defining & retaining the adjacent visitor parking space and a PMT kiosk.
2. Replaces the one dead Sycamore Maple with 2 Fastigiate or Dawyck Beech trees per bylaw. *"We are proposing two replacement trees for the removed #726 per City's Schedule A to Bylaw No. 8057. Type and location of the proposed replacement trees is consistent with the existing conditions and provides better privacy screening from neighboring development."*
3. Raises the grade, adds shrubbery, and adds a retaining wall at the south PL. *"Proposed updated landscape design accordingly removed existing tree leads to improved design for south-east corner of private yard for Unit 9 - giving more usable space, increasing open lawn area, and raising the proposed grade. Proposed shrubs and grasses are proposed at building façade and fence line and provide privacy from neighboring site and PMT & visitor parking spot next to internal driveway South end. Allan block allows construction flexibility if the south neighbor develops in the future."*



Landscape redesigned at SW corner (top: plan details, bottom: partial site sections)



SITE SECTION - 36

SITE SECTION - 97